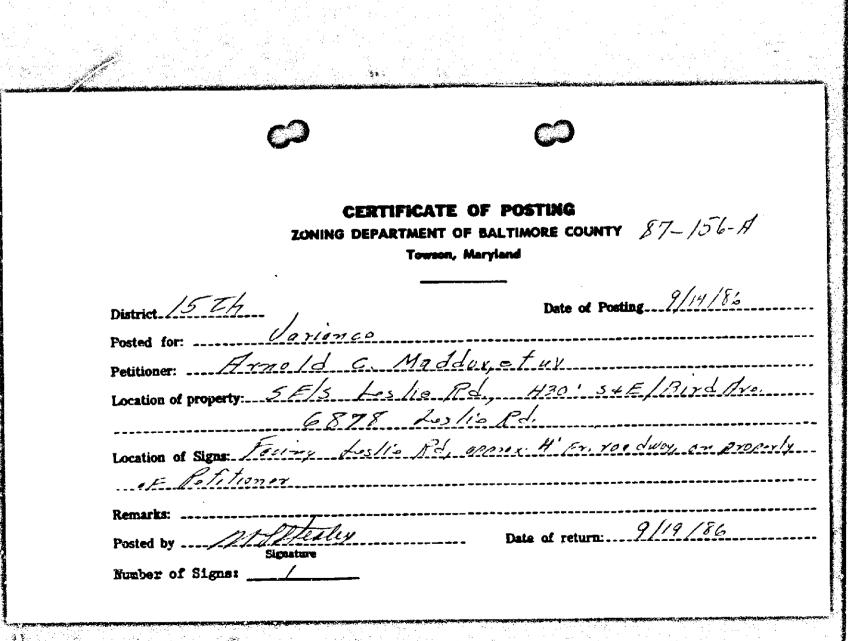
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit an accessory structure height of 25.5 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; fo following reasons: (indicate hardship or practical difficulty) I need to raise the garage so I can park my sweeper truck in it and have room for storage above. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): ARNOLD C.MADDOX Contract Purchaser: (Type or Print Name) RUTH A.MADDOX City and State 6878 LESLIE RD. 335-3479 Attorney for Petitioner: BALTO. MD. 21220 (Type or Print Name) City and State Name, address and phone number of legal owner, con-6878 LESLIE RD. 335-3479 City and State Attorney's Telephone No.: _____ ORDERED By The Zoning Commissioner of Baltimore County, this ____4th_____ day of ___September____, 19_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning county Baltimore County in Room 106, County Office Building in Towson, Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____day of __October

17



IN RE: PETITION FOR ZONING VARIANCE BEFORE THE SE/S Leslie Road, 430' S & E DEPUTY ZONING COMMISSIONER of Bird Avenue (6878 Leslie Road) OF BALTIMORE COUNTY 15th Election District Case No. 87-156-A Arnold C. Maddox, et ux Petitioners ORDER OF DISMISSAL Pursuant to receipt of a written request for withdrawal of the subject Petition, received in the Office of Zoning on November 18, 1986, IT IS ORDERED by the Deploy Zoning Commissioner this 24 day of November 1986, that the above-referenced matter be and is hereby DISMISSED without prejudice. ORD Date

CO 00

DESCRIPTION FOR VARIANCE

6878 LESLIE ROAD 15TH ELECTION DISTRICT

> Beginning at a point on the southeast side of Leslie Road (30 feet wide) at a distance of 430 feet south and east of Bird Avenue and being Lots 5 and 6 as shown on the plat of "Earl", which is recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 144.

RE: PETITION FOR VARIANCE

: BEFORE THE ZONING COMMISSIONER

SE/S of Leslie Rd., 430' S & E of Bird Ave. (6878 Leslie Rd.) OF BALTIMORE COUNTY 15th District

ARNOLD C. MADDOX, et ux. Petitioners

ENTRY OF APPEARANCE

::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Arnold C. Maddox, 6878 Leslie Rd., Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204 494-3353

ARNOLD JABLON

ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

November 24, 1986

Mr. & Mrs. Arnold C. Maddox 6878 Leslie Road Baltimore, Maryland 21220

> RE: Petition for Zoning Variance SE/S Leslie Road, 430' S and E of Bird Avenue 15th Election District Case No. 87-156-A

Dear Mr. & Mrs. Maddox:

Enclosed please find a copy of the decision rendered on the abovereferenced Petition. Your request for withdrawal has been granted, in accordance with the attached Order of Dismissal.

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, Kan 11/4 JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. Robert J. Bearman 6872 Leslie Road Baltimore, Maryland 21220 People's Counsel

PETITION FOR ZONING VARIANCE 15th Election District

Case No. 87-156-A

Southeast Side of Leslie Road, 430 feet South and East of

Bird Avenue (6878 Leslie Road)

DATE AND TIME: Tuesday, October 14, 1986, at 10:45 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure height of 25.5 feet in lieu of the permitted 15 feet

Being the property of Arnold C. Maddox, et ux ... as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

October 6, 1986

Mr. Arnold C. Maddox Mrs. Ruth A. Maddox 6878 Leslie Road Baltimore, Maryland 21220

> RE: PETITION FOR ZONING VARIANCE SE/S Leslie Rd., 430' S & E of Bird Ave. (6878 Leslie Rd.) 15th Election District Arnold C. Maddox, et ux - Petitioners Case No. 87-156-A

Dear Mr. and Mrs. Maddox:

This is to advise you that \$61.40 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the book lf.

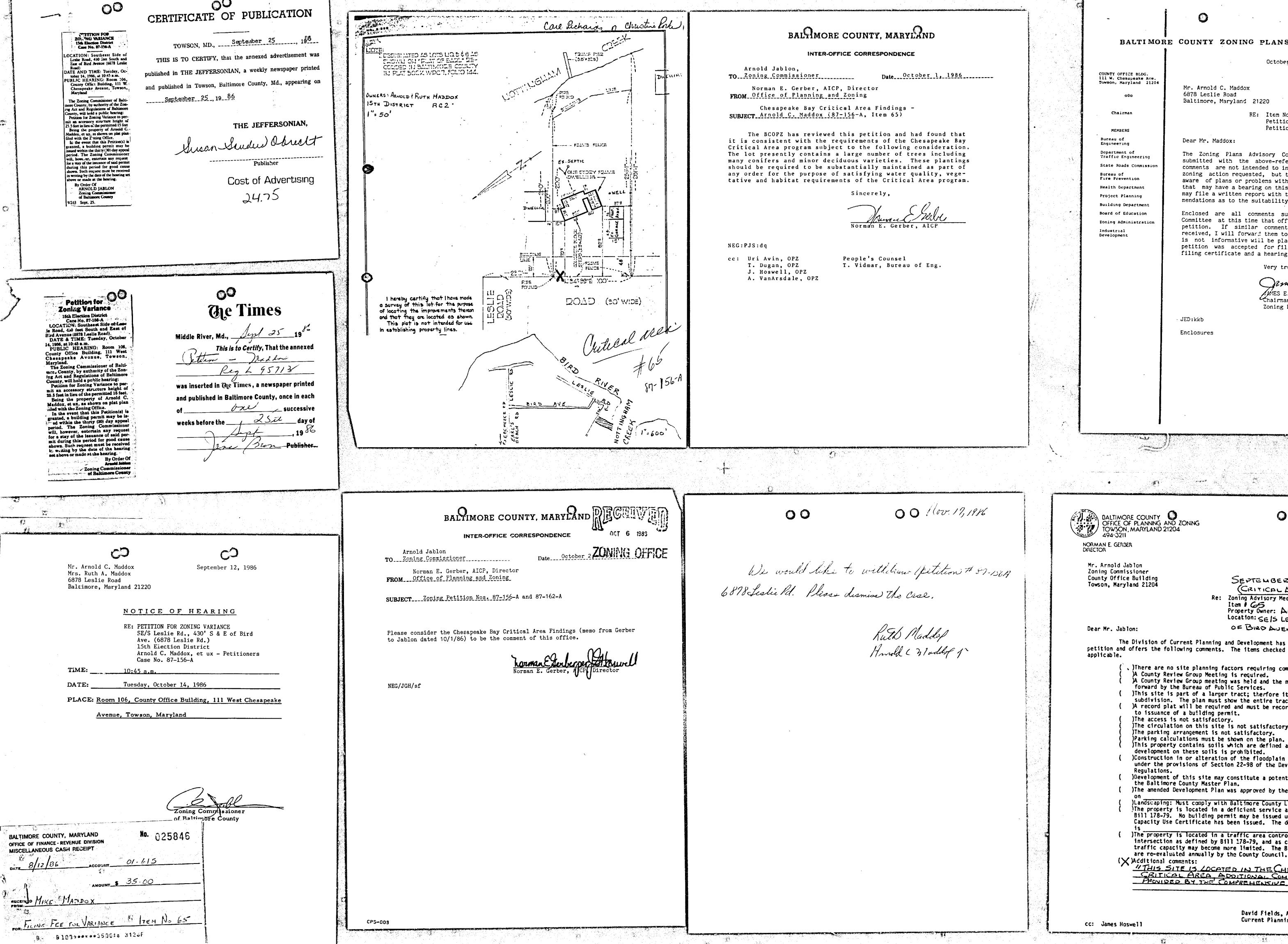
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

e County, Maryland, and remit ding, Towson, Maryland

-Mr. Arnold C. Maddox, Jr., 6878 Leslie Ed., Paltimore, Md. 21220 ADVERTISING & POSTING COSTS RE CASE #87-156-A

6 gp4)************* 2142F

VALIDATION OR SIGNATURE OF CASHIER



VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 3, 1986 RE: Item No. 65 - Case No. 87-156-A Petitioner: Arnold C. Maddox, et ux Petition for Zoning Variance The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly. Zoning Plans Advisory Committee

> SEPTEMBER 15, 1986 (CRITICAL DRED) Re: Zoning Advisory Meeting of Disuss 26,1986
> Item # 65
> Property Owner: ARNOLD C. MADOOX et al Location: SEIS LESLIE ROPD, 4301 S. 4E. OF BIRD AVENUE

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

>)There are no site planning factors requiring comment.
>
>)A County Review Group Meeting is required. A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. A record plat will be required and must be recorded prior)The circulation on this site is not satisfactory.)This property contains soils which are defined as wetlands, and)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.)The amended Development Plan was approved by the Planning Board

)Landscaping: Must comply with Baltimore County Landscape Manual.)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

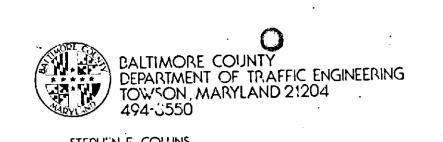
)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

"THIS SITE IS LOCATED IN THE CHESDRAKE BAY

CRITICAL AREA ADDITIONAL COMMENTS WILL BE

PROVIDED BY THE COMPREHENSIVE MANNING DIVISION

David Fields, Acting Chief Current Planning and Development



September 5, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 63, 64, 65, 66, 67, and 68.

> Very truly yours, willier interior Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

Zoning Item # 65 Zoning Advisory Committee Meeting of () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. () Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. () Prior to occupancy emproval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. proposed adaction is less than the required 30' distance from an existing well. Otis suggested that the petitioner consider

an J. Ferrest, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

1. August 27, 1986

TED ZALESKI, JR. DIRECTOR

Comments on Item #65 Zoning Advisory Committee Meeting are as follows: Property Owner: Arnold C. Maddox, et ux (CRITICAL AREA) SE/S Leslie Road, 430 feet S and E of Bird Avenue

Districts

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B.) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

Compercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-h Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-h Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table h01, Section 1h07, Section 1h06.2 and Table 1h02. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______, of the Baltimore County Building Code.

NOTE (1.) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement. All new construction requires floor levels 1'-0 above the 100 year flood plain. (J.) Comments: The distance separation between 2 buildings on the same lot if less than 12'-0 will require the facing walls to be one hour fire rated construction. Table 401, 5B construction.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. Marks Edumba : C. E. Burnham, Chief

AUG 23 1986

ZONING OFFICE

To whom it may concern:

87-156-A

.....

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this _______, 19 36

Petitioner's Arnold C. Madden, et un Received by: James E. Dyer

Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Zoning Item # 65, Zoning Advisory Committee Meeting of 8-26-86

arnold C. Haddox S/E/S Leslie Ray. 430' StE of Bud District 15 Sewage Disposal PRIVATE

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

into the atmosphere. () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If Jubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586-

PAUL H. REINCKE CHIEF

Sept. 15,1986

WWQ 2 4/86

August 21, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Arnold C. Maddox, et ux (critical area) Location: SE/S Leslie Road, 430' S and E of Bird Avenue

Item No.: 65

Zoning Agenda: Meeting of 8/26/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

· () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

') 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments

Planning Group"
Special Inspection Division

Ruth Madday Ruth Maddox 6878 Leslie Road

I would like to request an early hearing date so that I may

enlarge my garage for storage of my sweeping truck before winter.

Baltimore, Md.

August 16, 1986



ARNOLD JABLON ZONING COMMISSIONER

October 7, 1986

Ö,

A.A.

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. James D. Wilson Mrs. Helen E. Wilson 11501 Belair Road Kingsville, Maryland 21087

> RE: PETITION FOR SPECIAL HEARING SE/S of Eelair Rd., 1020' NE of the c/1 of Mt. Vista Rd. 11th Election District James D. Wilson, et ux - Petitioners Case No. 87-157-SPH

Dear Mr. and Mrs. Wilson:

This is to advise you that \$62.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

No. 027 166 e County, Maryland, and remit

ding, Towson, Maryland

Do <u>not</u> remove sign from property from the time it is placed by this office until the description of the life of the description of the life of the l

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

SIGN & POST RETURNED Mr. James D. Wilson, 11501 Belair Rd., Kingsville, Ild. 21037 ADVERTISING & POSTING COSTS RE CASE #87-157-SPH

B __ B D45*********** 260:0 2146F

VALIDATION OR SIGNATURE OF CASHIER

Mr. James D. Wilson Mrs. Helen E. Wilson 11501 Belair Road Kingsville, Maryland 21087 September 8, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING SE/S of Belair Rd., 1020' NE of the c/l of Mt. Vista Rd. 11th Election District James D. Wilson, et ux - Petitioners Case No. 87-157-SPH

11:15 a.m.

Tuesday, October 14, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

No. 025867

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

8/14/36

From For the Special Handing Trans B B N57***************************

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date___September 18, 1986

Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT_Zoning Petition No. 87-154-SpH, 87-155-SpH, 87-157-SpH and 87-163-SpH

In view of the subject of these petitions, this office offers

NEG: JGH:slm

ZONING OFFICE

VALIDATION OR SIGNATURE OF CASHIER

Commence of the state of the st

Belair Road, 10/20 feet Northeast of the Centerline of Mt. Vista Road of DATE AND TIME: Tuesday, Occupation 14, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106, or County Office Building, 111 W. Chesspeake Avenue, Towson, Maryland

The Zoning Commissioner of Balti-

more County, by authority of the Zon-ing Act and Regulations of Baltimore

County, will hold a public hearing:
Petition for Special Hearing to approve the restoration of a nonconforming use as a senant house and the con-

ruction of a one-story, one-room,

Being the property of James D. Wil-

son, et uz, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is a granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issue oce of said permit for a stay of the issue oce of said permit.

bove or made at the hearing.

By Order Of ARNOLD JABLON Zoning Compressioner of Bulganous County

Petition for

Special Hearing 11th Election District Case No. 87-157-SPH

LOCATION: Southeast Side of Be-lair Road, 1020 feet Northeast of the emterline of Mt. Vista Road. DATE & TIME: Tuesday, October

14, 1986, at 11:15 a.m.
PUBLIC HEARING: Room 106 County Office Building, 111 West Chasapeake Avenue, Towson,

Petition for Special Hearing to approve the restoration of a noncerform-

Being the property of James D. Wil-

with the Zot ing Office.

In the event that this Petition(s) is marked, it building possible map & the country (30) day appearance within the thirty (30) day appearance.

period. The Euring Commissioner will however, setertain any respect for a stay of the issuance of said per-

9/236 Sept. 23.

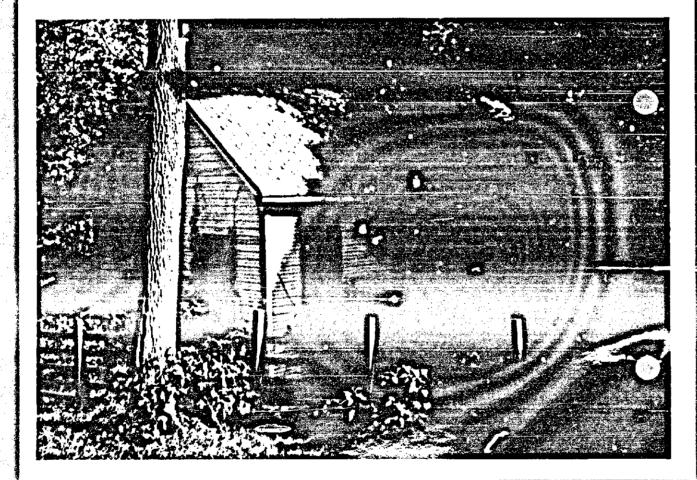
CERTIFICATE OF PUBLICATION

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 25 , 19 86 .

THE JEFFERSONIAN,

Susan Sender Obrect

Cost of Advertising 24.75



Times

This is to Certify, That the annexed

was inserted in Times, a newspaper printed and published in Baltimore County, once in each



CP5-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

October 21 1986 Mrs. Jeanie Jung Deputy Zoning Commissioner

FROM John McGrain - OPZ

SUBJECT 11501 Belair Road

I visited the James Wilson premises at 11501 Belair Road on October 20. Its Greek Revival portico somehow fits well with the basic Victorian gothic house. The tenant house is fairly small, somewhat like a small rural school or a play house. It is closer to the main house than the other buildings, a natural satellite of the main house. It is just outside a fenced area that may be a dog yard, NE of the main house. The spring house is beyond salvage--and probably has been in ruin a long time before the present ownership. Its roof is a collapsed pile of insect-chewn timber. The other structure is a noticable distance to the rear of the house in a sort of wooded or scrubby overgrown area; it is a wagon shed or open stable, one story plus loft, vertical board and batten, possibly suitable for sheltering cars.

The tenant house is built with victorian-period narrow siding, or Swedish siding, fairly rare stuff. This entire site is very nice. Victorian houses in stone are fairly rare---especially the relatively simple, cross-gabled variety, which are usually built of wood.

My black-and-white negatives should be back on Wed., Oct. 22.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Traffic Engineering

State Roads Commissio

Engineering

Bureau of

Industrial

Development

Mr. James D. Wilson 11501 Belair Road Kingsville, Maryland 21087

> RE: Item No. 68 - Case No. 87-157-SPH Petitioner: James D. Wilson, et ux Petition for Special Hearing

Dear Mr. Wilson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> James & Depe bic JAMES E. DYER Zoning Plans Advisory Committee

JED:kkb Enclosures

cc: William E. Doyle 5312 Emerald Drive Sykesville, Maryland 21784



Maryland Department of Transportation

September 2, 1986

RE: Baltimore County

Mr. A. Jablon Zoning Commissioner Item #68 County Office Building Towson, Maryland 21204

Att: James Dyer

State Highway Administration

Property Owner: James D. Wilson, et ux Location: SE/S Belair Road (Route 1-N) 1020 ft. NE MT Vista Existing Zoning: R.C. 5 Proposed Zoning: Spec. hearing to approve the restoration of the tenant house located at 11501 Belair Road and the Construction of a 12" x 12' one story, one-room addition thereto Area: 2.595 acres

District: 11th

Dear Mr. Jablon:

On review of the submittal, the State Highway Administration will require the site plan to be revised. The revised plan must show a proposed 110' right-of-way (55' half section) for Belair Road Maryland Route 1-N, centered on the existing centerline of Belair Rcad.

We feel the restoration work will have no effects on future, since the nearest building is 190' from the centerline at Belair Road.

It is requested the site plan be revised prior to a hearing date being set.

> Very truly yours, Chul Le Charles Lee, Chief Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle My telephone number is 301-659-1350 attachment Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-045 v D.C. Metro — 1-800-492-5082 Statewide Tolt Free Teletypewriter for Impaired Hearing or Speech P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

	•
•	OFFICE OF PLANNING & ZONING
111 W	cy Office Building V. Chesapeake Avenue on, Maryland 21204
Your petition has been	received and accepted for filing this
day of	·ber' ¹⁹ 86 '
	ARNOLD JABLON
	Zoning Commissioner
Petitioner James D. Wilson, Petitioner's	Received by: James E. Dyer Chairman, Zoning Plans
Attorney	Advisory Committee
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William E. Doyl	le ·
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	THIS IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS, AND
	THAT THEY ARE LOCATED ON THE LOT AS SHOWN HEREON
š	ouned This =7.77. day
SCALE 60 ft 1 inch	Millian E. Mayle
SCALE H. · I inch	•

BALTIMORE COUNT OFFICE OF PLANNING AND ZO TOWSON, MARYLAND 21204 494-3211	DNING
NORMAN E. GERBER DIRECTOR	
Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204	SEPTEMBER 15, 1986
Dear Mr. Jablon:	Re: Zoning Advisory Meeting of AUGUST 26, 198 Item # 60 Property Owner: JAMES D. WILSON, etu Location: SE/S BELDIR RODD, 1020 NE MT VISTA LAJE.
The Division of Curr petition and offers the follow applicable.	rent Planning and Development has reviewed the subject ring comments. The items checked below are
()A County Review forward by the forward by the)This site is part subdivision. T ()A record plat we to issuance of)The access is r ()The circulation ()The parking arm ()Parking calculation ()This property of development on ()Construction in under the proving Regulations. ()Development of the Baltimore ()The amended Devon ()Landscaping: M. ()The property is Bill 178-79. Capacity Use Capacity U	te planning factors requiring comment. Group Meeting is required. Group meeting was held and the minutes will be Bureau of Public Services. Int of a larger tract; therfore it is defined as a The plan must show the entire tract. In be required and must be recorded prior a building permit. The satisfactory. The on this site is not satisfactory. The on this site is not satisfactory. The one must be shown on the plan. The contains soils which are defined as wetlands, and these soils is prohibited. The or alteration of the floodplain is prohibited The soils site may constitute a potential conflict with County Master Plan. The logical may be defined by the Planning Board The site of the deficient service area as defined by The building permit may be issued until a Reserve extificate has been issued. The deficient service The solocated in a traffic area controlled by a "D" level of the service area as defined by the planning by the County by the Basic Services Areas and annually by the County Council. The Basic Services Areas and annually by the County Council. The ments:
•	David Fields, Acting Chief Current Planning and Development

September 5, 1986

Very truly yours,

- necession 1. Michael S. Flanigan

Traffic Engineer Associate II

The Department of Traffic Engineering has no comments for

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING

TOWSON MARYLAND 21204

Mr. Arnold Jablon

Dear Mr. Jablon:

MSF:1t

Zoning Commissioner

County Office Building

Towson, Maryland 21204

items number 63, 64, 65, 66, 67, and 68.

STEPHEN E. COLLINS

DIRECTOR

County Office Building Towson, Maryland 21204 Zoning Item # 68, Zoning Advisory Committee Meeting of 8-26-86 Property Owner: James D. Wilson Stut

Location: S/E/S Blan Rd. NE. Mt. Vista kg. District // Water Supply _____ Sewage Disposal _____ Sewage Disposal _____ Directe () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval. () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins. () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval. () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services. () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements. WWQ 1 4/86

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON MARYLAND 21204 2586-BALTIMORE COUNTY DEPARTMENT OF HEALTH Zoning Commissioner PAUL H. REINCKE CHIEF Office of Planning and Zoning August 21, 1986 Mr. Arnold Jublon Zoning Commissioner Office of Flanning and Zoning Baltimore County Office Building Towsor Maryland 21204 ' FU: Property Owner: James D. Wilson, et ux Location: SE/S Belair Road, 1020' NE Mt. Vista Lane Item No.: 68 Zoning Agenda: Meeting of 8/26/86 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Sureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 edition prior to occupancy. ') 6. Site plans are approved, as drawn.) 7. The Fire Prevention Bureau has no comments, at this time. Fire Prevention Bureau Special Inspection Division

Zoning Item # 1/2 % Zoning Advisory Committee Meeting of Page 2 () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. (√) Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. (S) Others petitioner must submit a plat detailing Systems

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610 August 27, 1986 TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Towson, Maryland 21204 Zoning Advisory Constittee Meeting are as follows: James D. Wilson, et ux SE/S Belair Road, 1020 feet NE Mt. Vista Lane Districts APPLICABLE ITEMS ARE CIRCLED: All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards. B. /A building and other miscellaneous permits shall be required before the start of any construction. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plane and technical data. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. E. All Use Groupe except E-4 Single Family Detached Deellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-C to an interior lot line. E-4 Use Groupe require a one hour wall if closer than 3-0 to an interior lot line. Any well built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. So openings are permitted in an exterior wall within 3'-0 of an interior lot line. F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to beight/ares and construction type is provided. See Toble 101 and 505 and have your Architect/Engineer contact this department C. The requested variance appears to conflict with Section(s) ______, of the Baltimore H. When filing for a required Change of Dee/Cocupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use , or to Mixed Uses . See Section 312 of the Building Code. I. The proposed project appears to be located in a Flood Plain, fidal/Riverine. Flease see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including passesent. K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Soning and are not intended to be construed as the full extent of any parast. If desired the applicant may obtain additional internation by visiting Room 122 of the County Office Building at 112 w. Chesapeake Avenue, Towson, Haryand 21204. Sharles External BY: C. E. Burnham, Chief.

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WWQ 2 4/86



January 17, 1986

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Mr. James Wilson 11501 Belair Road Kingsville, Maryland 21087

Dear Mr. Wilson:

The enclosed pages date from March 1982 when a prospective buyer asked me about the house. It was then that Ms. Matilda Lacey told me that your house was a twin of her stone Gothic Revival house at 4014 Perry Hall Road. She said both houses were built by a contractor named Wise. Paul Lacey recalled that the Classical columns and porch were added in 1914 by Ralph S. Jackson. However, that "colonial porch" is mentioned in the auction advertisement of 1913. The Lacey House was built in 1879. I am not sure about the date of your house, but I think it was built after the publication of the 1877 G. M. Hopkins Atlas of Baltimore County. The larger farm here was advertised during a lawsuit and auctioned on July 26, 1887. At that time, the trustee advertised "a fine large dwelling house." Possibly, the house had been built by Joseph H. and Margaret E. Gorsuch about 1884. We would have to search the transfer books in the basement to be sure.

Sincerely,

Executive Secretary Landmarks Preservation Commission

Enclosures: Tax and auction excerpts

QUINLIN-GORSTOIL

Tax Ledger, District 11, 1911, f. 812 William Edward Woodyear

94 Acres land on Bel Air Road near Kingsville 64 Acres 2 \$50 750 30 " @ \$25 Dwelling \$4000 Hog House \$150 Barn \$800 School or Tenant House Furriture \$1000 Vehicles \$450

Live Stock \$740 2 Gasoline \$11,465

Tex Ledger, District 11, 1918, f. 652 Ralph S. Jackson 94 Acres on Belair Road near Kingsville \$4500 60 "Tillable" @ \$75 1200 30 "Wooded" @ \$40 4 "Marsh" Dwelling 17 x 27 Two-story Barn #1 37 x 50 Barn #2 282 Pig House 144 10 x 30 Corn " 135 Box Stall Stable 10 x 50 13,318 1922 By Transfer to Dilworth (For Dilworth's tax account, see f. 491 Tex Ledger, District 11, 1923, f. 165

Lehman L. Dilworth, Kingsville House Tool & Wagon House etc., etc.

Tax Ledger, District 11, 1928-1940, f. 189 Lehmen L. Dilworth etc

in the year one thousand nine hundred and eighty-two PHYLLIS S. REBROVICH, Widow

by and between

of the first part, and

of Baltimore County, Maryland, party

JAMES D. WILSON and HELEN E. WILSON, his wife, parties

of the second part.

WITNESSETH, That in consideration of the sum of One Hundred Ten Thousand Dollars (\$110,000.00)

party of the first part

C RC/F 14.00 C T TX 550.00 C DOCS 550.00 EHK JR T #25399 COO1 RO2 T10:30

do es grant and convey to the said parties of the second part, their

personal representatives/successor and assigns

of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

BEGINNING FOR THE SAME at an iron pipe now set in the Easternmost right of way line of the Belair Road U.S. Route No. 1 and in the North 46 degrees East 1563.3 feet line described in a Deed dated December 31, 1959 recorded in Liber WJR No. 3653 folio 137 etc. which was a conveyance from Frank P. Stewart, widower, to John H. Gontrum, et al, at a distance of 214.35 feet from the beginning of said line also from the corner of the land of Joseph C. Albaugh; running thence and binding on part of the said right of way line with a parallel to the center line of the said road at a distance of 30 feet measured at right angles thereto North 46 degrees East 245.5 feet to an iron pipe now set thence leaving said road or right of way line and crossing the John H. Gontrum land for lines of division now made, the following five courses and distances viz: No. 1 South 51 degrees 08 minutes East 240.70 feet to an iron pipe now set at a distance of 3 feet from the Northwest corner of a stone spring house, with the same course South 51 degrees 08 minutes East 239.30 feet making a total distance of 480.00 feet to an iron pipe now set, No. 2 South 38 degrees 20 minutes the same course South 38 degrees 20 minutes west passing 15 feet easterly from a shed attached to a bankbarn 81.54 feet making a total distance of 199.50 feet to an iron pipe now set, No. 3 North 48 degrees 41 minutes West passing five feet Southerly from the last named shed and bankbarn 197.20 feet to an

STATE DEPARTMENT OF CLERK

B 024+++165000Am \$22#A

iron pipe now set in a wire fence. No. 4 South 42 degrees 54 minutes West along said wire fence 64.40 feet to an iron pipe now set, No. 5 North 49 degrees 08 minutes West identified by a wire fence separating the lawn from the pasture land 310.17 feet to the place of beginning. Containing 2.595 acres as surveyed and marked by A. Alexis Raphel, Reg. Prof. Engineer and Land Surveyor No. 643 on May 16, 1961.

SUBJECT to an easement area over the land being conveyed along the North 46 degrees East 245.5 feet line referred to herein for a width of approximately 4 feet for the use of the State Roads Commission shown on State Roads Commission Plats Nos. 961 and 962.

BEING all of the property which by Deed dated July 7, 1961 and recorded among the Land Records of Baltimore County in Liber 3864, folio 508 was granted and conveyed to Frank J. Rebrovich and Phyllis S. Rebrovich, his wife and said Frank J. Rebrovich having departed this life on April 18, 1981, thereby vesting absolute fee simple title to the aforedescribed property in the said Phyllis S. Rebrovich by right of survivorship.

Together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot

of ground and premises to the said

parties of the second part, their

personal representatives/nucentary

, before me.

and assigns , in fee simple.

And the said part Y of the first part hereby covenants suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed she will warrant specially the property hereby granted; and that she such further assurances of the same as may be requisite

Caril Q. Rump

State of Maryland, County of Carrollto wit: I HEREBY CERTIFY, That on this

in the year one thousand nine hundred and eighty-two the subscriber, a Notary Public of the State aforesaid, personally appeared Phyllis S. Rebrovich

known to me (or satisfactorily proven) to be the person the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official scal.

My Commission expires

med'd for record OCT 22 1932 at/ Per Elmor H. Frighting. Jr. flork

REBROVICH FRANK J/PHYLLIS S BELAIR RD KINGSVILLE MD 21087 LOIS AZ. 595 AC ES BELAIR RD 0660 FT N OF SWEET HOUSE RD 11501 ASSESSMENTS SUMMARY YEAR 1975-76 YEAR 1977-78 12570 12,445 21100 23200 23.000 TOTAL 31575 35770 35,445 Assessed By UNPAVED 12.9.74 **Actual Cost** SIDEWALK CURB & GUTTER Ind. Market Reported Income Date of Notice DEC 10'74 DEC 1 1976 DEC 1 2 78 Protested Date of Hearing Final Notice DRAWAWOC **Assessment Change** 158660 15700 12.13.14 AF 10.19 thouses AD VALOREM YES 🗌 NO 🗍 YEAR 1975-76 2.595 acres Acres / Lot No. Value Front Width **Bock Width** 1.545 16000 15950 EH. Width Eff. Copth Cor. Inf. Vac. Tertiory 20450 ASSESSED VALUE 1978-79

